

1 **ST. JOHN PROPERTIES,** \* **BEFORE THE**  
2 **PETITIONER** \* **PLANNING BOARD OF**  
3 **ZRA 86** \* **HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend approval of the petition requesting to amend Section 115.A*  
6 *of the Zoning Regulations to establish a new use permitted as a matter of*  
7 *right for Flex Space, provided the property abuts on a ramp of I-70, in*  
8 *accordance with the Department of Planning and Zoning recommendation.*

9 **ACTION:** *Recommended Approval; Vote 4 to 0.*

10 \* \* \* \* \*

11 On September 20, 2007, the Planning Board of Howard County, Maryland, considered the petition of  
12 St. John Properties for an amendment to the Zoning Regulations to amend Section 115.A. to establish a new  
13 use permitted as a matter of right for Flex Space, provided the property abuts on a ramp of I-70.

14 The Petitioner was represented by David Carney. Also present and representing the Petitioner was  
15 Richard Williamson. Several individuals presented testimony concerning the petition.

16 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
17 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
18 of Planning and Zoning ("DPZ") recommended approval of the petition, but only with revisions to add text  
19 for the reasons expressed in the August 21, 2007 Technical Staff Report.

20 Mr. Carney stated that the petition is intended to allow the development of a 32 acre site that is  
21 adjacent to the small shopping center in West Friendship. He explained that the development would have one  
22 story buildings, and would not be visible from the surrounding areas. Mr. Carney expressed that this type of  
23 development is needed for economic development reasons because the once large amount of PEC zoned land  
24 in Waverly Woods has been diminished over the years due to zoning map amendments.

25 Richard Williamson testified that the development resembles a research and development type of  
26 project, and is intended for businesses that are largely office uses but have some light storage needs and some  
27 need for a loading component. He emphasized that it would not have an industrial character, will not be a  
28 distribution facility, and will largely involve step vans rather than large trucks.

29 Frank Martin testified that he was only concerned about ZRA-86 because of the POR zoned area in  
30 Turf Valley. Marc Norman stated that he has no objection to the West Friendship site, but pointed out that the  
31 POR area off of Marriottsville Road in Turf Valley does have significant development issues. Dawn Latimer  
32 expressed concern about the potential for glare from lighting within the development and about the likely  
33 increase in truck traffic to and from the development.

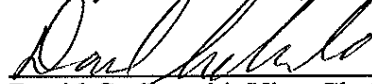
1 Mr. Alexander stated that he believes it is a good idea to make the POR District a bit more compatible  
2 with the PEC District. Mr. Grabowski noted that he is familiar with the Petitioner's developments, which do  
3 not generate a lot of additional traffic, and stated that this type of development would be a good fit at the West  
4 Friendship site as limited by the recommended revised amendment. Mr. Rosenbaum agreed that initially  
5 restricting Flex Space to that one site is prudent. Ms. CitaraManis stated that this would be a good test case on  
6 this one POR site, and that having the rear loading component on some of the buildings is the only difference  
7 from a similar, low office development that would be permitted in POR. She noted that she agrees with the  
8 DPZ recommendation and the recommended revisions.

9 Mr. Alexander made the motion to recommend approval of the petition, in accordance with the DPZ  
10 recommendation and recommended revisions contained in the August 21, 2007 Technical Staff Report. Mr.  
11 Grabowski seconded the motion. The motion passed by a vote of 4 to 0.

12 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 4th day of  
13 October, 2007, recommends that ZRA-86, as described above, be APPROVED, with the revisions  
14 recommended by DPZ.

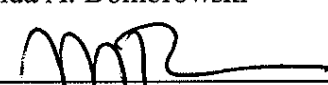
15  
16 HOWARD COUNTY PLANNING BOARD

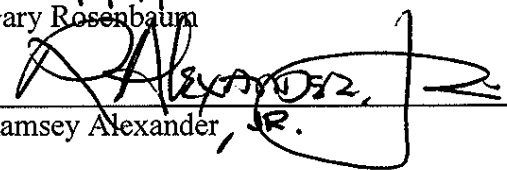
17  
18 Tammy J. CitaraManis, Chairman

19   
20 David Grabowski, Vice-Chair

21 ABSENT

22 Linda A. Dombrowski

23   
24 Gary Rosenbaum

25   
26 Ramsey Alexander, JR.

27  
28 ATTEST:

29   
30 Marsha S. McLaughlin, Executive Secretary  
31  
32  
33